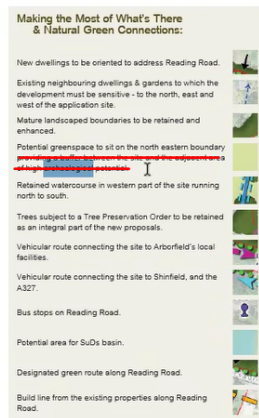


Wates Proposed Changes to Dandarra Scheme, Arborfield Cross

Design and Access Statement

Page 15 – strike out reference to area of high archaeological value on Wates site as per below



Page 18 – remove green and blue arrows from Wates site (circled red below) and reference to 'visual' and 'open views of' in the key



Page 20 – remove 'which also provide a strong defined boundary to Arborfield' as struck out below



Page 27 – remove purple arrows (circled below) from Wates site, noting the purple arrows do not feature on the key



LVA

Baseline Conclusion – remove reference to Wates site potential for change being less than Dandarras – this is in the DAS as well

Landscape Baseline Conclusion

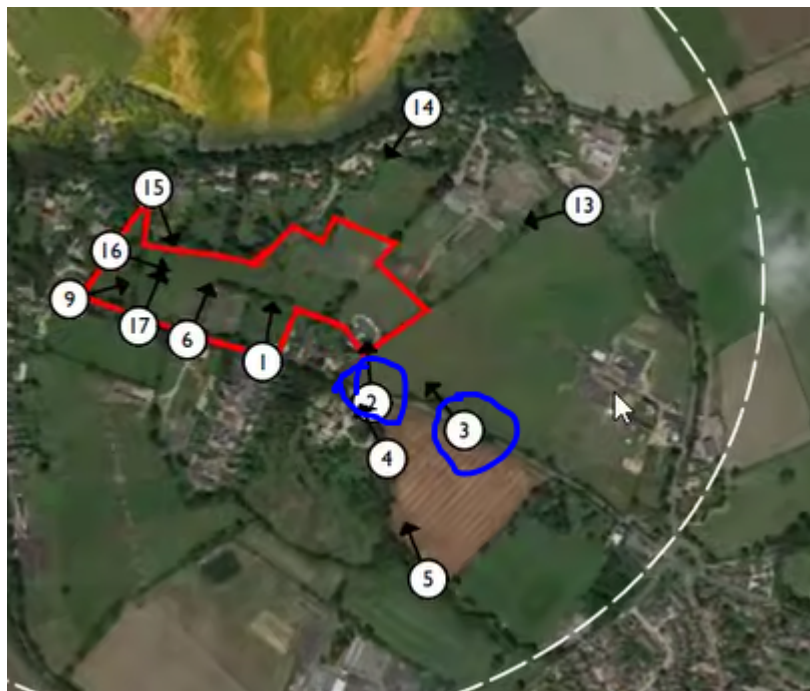
- 4.30 The study area has some characteristics in common with the national character areas within which it falls, however, associates much more closely with the local character areas defined in the Wokingham Landscape Character Study. Whilst the site itself does not reflect the relatively open character of the surrounding landscape, it still reflects the key characteristics of the associated local character areas, such as the mention of smaller horse paddocks closer to existing development, which indicates the different types of landscape that make up the character of the study area. This applies mostly to local character area J2, and less so to character area C1.
- 4.31 It can therefore be concluded that the site is seen as partially characteristic to the local character area, but less so of the national character area.
- 4.32 The local landscape character areas in relation to the site have been assigned a low sensitivity, which means that the landscape is able to accommodate a medium change related to the proposed development without undue consequences arising on the condition or quality of its defining characteristics. This is due to a combination of the enclosed nature of the site within the confines of the character area, as well as the relative poor landscape condition associated with the site.
- 4.33 There are, however, individual elements, which make up the character of the site and its immediate surroundings. These have been assigned a medium sensitivity and are able to accommodate a small change related to the proposed development without undue consequences.

LVA Conclusion – ditto above

7. Conclusion

- 7.1 The site aligns with some characteristics within the national character areas within which it falls, however, associates much more closely with the local character areas defined in the Wokingham Landscape Character Study. Whilst the site itself does not reflect the relatively open character of the surrounding landscape, it still reflects the key characteristics of the associated local character areas. The site does not include any formal designations and is considered to have a low landscape value.
- 7.2 The local landscape character areas in relation to the site have been assigned a low sensitivity, which means that the landscape is able to accommodate a medium change related to the proposed development without undue consequences arising on the condition or quality of its defining characteristics. This is due to a combination of the enclosed nature of the site within the confines of the character area, as well as the relative poor landscape condition associated with the site. There are, however, individual elements, which make up the character of the site and its immediate surroundings. These have been assigned a medium sensitivity and are able to accommodate a small change related to the proposed development without undue consequences.
- 7.3 In terms of visual sensitivity the site is largely obscured from all direction by dense vegetation, hedgerows and built form, with only occasional glimpses of taller elements like powerlines or rooftops visible. In winter months, some filtered views may be possible, due to the lack of leaves, however the site remains well-screened by its surrounding, maintaining a predominantly enclosed character. Any views of the site are limited to close distance views and a handful of medium distance views, mainly from the south east. There are no long distance views of the site.
- 7.4 Any residential development will change the character of a location to some degree. However, with the correct siting, design and landscape treatment, the visual and landscape character impact of a development can be significantly reduced. To some extent the implementation of landscape mitigation measures can even provide an opportunity to enhance and improve the existing landscape.
- 7.5 Any future reserved matters application should take account of the mitigation measures set out in chapter 6, to ensure that the development does not cause any unacceptable effects on the visual and visual baseline of the site. It would be advised to carry out a detailed Landscape and Visual Assessment at this stage.

LVA Baseline Views – viewpoint 2 and 3 are across Wates site to demonstrate enclosed nature of Dandarra site, thereby show Wates site to be less so



Planning Statement

Remove ref to open fields as below

2. DESCRIPTION OF THE SITE AND SURROUNDING AREA

Context

- 2.1. The Application Site is shown edged red on the accompanying Site Location Plan No. 052403-DAN-LOC01 and extends to approximately 6.4ha.
- 2.2. The Site comprises privately owned fields, a paddock and a caravan storage area. The Site boundaries are demarked by hedgerows and mature trees to the east, west and south with residential development abutting the northern and part of the southern boundaries.
- 2.3. To the north and west of the site is a string of residential development along Church Lane, the immediate vicinity east of the site is ~~characterised by open fields associated with~~ the Lockey Farm complex whilst land to the immediate south of the site, on the opposite side of Reading Road, is characterised predominantly by residential development along Walden Avenue and the Cross Lands Farm complex.

Similar point as above

- 2.16. Views from Reading Road and Church Lane will be largely restricted by the retained and enhanced foliage around the site's periphery and supported by existing neighbouring properties, although occasional glimpsed views of the new houses may be possible through gaps between existing properties and trees. The new access road junction into the Site will also be visible in near distance views along Reading Road.
- 2.17. In so far as the Site is visually well contained from the wider area by the existing planting; further contained by existing residential development on two sides, the impacts on openness would be limited.
- 2.18. Overall, and for the reasons stated, there are no environmental or statutory designations that would otherwise serve to limit the development potential of the Site.

Remove ref to area of archaeological potential as below

- 6.49. The aforementioned heritage assets are physically segregated by intervening built form along Church Road, omitting intervisibility and removing the perception of the application site from these heritage assets. As such, no harm to the setting of any statutory or locally listed heritage assets will occur as a result of this proposal.
- 6.50. Additionally, the accompanying archaeological desk-based assessment confirms that the site offers little in the way of archaeological merit and the proposed works would not disturb an area of archaeological potential.
- 6.51. The Application Scheme respects the setting of the identified heritage assets, resulting in no harm.